

## MINUTES

### MOBILE MANUFACTURED HOME ADVISORY COUNCIL

JULY 16, 2014

The Mobile Manufactured Home Advisory Council convened at 10:00 at the State Office Building, in Room 117, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin Joseph B. Castonguay Jennifer Ponte (via telephone) Rose Holbrook Keith Jensen Marcia L. Stemm Mark Berkowitz Albert Hricz	Attorney at Law, Acting Chairperson CT Real Estate Commission Member Department of Economic and Community Development Representative Ct. Housing Finance Authority Representative Mobile Home Park Owner, Co-Chairperson Mobile Home Park Owner Mobile Home Park Owner Mobile Home Park Resident
Members Absent:	Myriam Clarkson  Leonard Campbell Lorraine Conderino Nancy E. Dickal George Cote	Mobile Manufactured Home Industry Representative Town Planner Mobile Home Park Resident Mobile Home Park Resident Banking Industry Representative
Board Vacancies:	One Representative of the Housing Advisory Committee One Senior Citizen	
DCP Staff Present:	Karen Layman, Secretary Vicky Bullock, Staff Attorney	
Public Present:	Nancy Palmisano  Raphael Podolsky, Esq.  Arthur Mazeau Ken Ward	Connecticut Manufactured Housing Association Legal Assistance Resource Center of Connecticut

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 706-1255.

Agency Website: [www.ct.gov/dcp](http://www.ct.gov/dcp) Division E-Mail: [dcp.occupationalprofessional@ct.gov](mailto:dcp.occupationalprofessional@ct.gov)

## **MINUTES OF PREVIOUS MEETINGS**

The Council voted unanimously to approve the minutes of the April 16, 2014 Mobile Manufactured Home Advisory Council meeting as written (Hricz/Jensen). Council members Joseph Castonguay, Marcia Stemm, and Mark Berkowitz abstained from voting.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

None

## **REPORT FROM SUB-COMMITTEES:**

### **LEGISLATIVE COMMITTEE**

#### **1. Follow-up to discussion of Longview Estates v. Town of Canterbury.**

Nancy Palmisano reported on the outcome on this case surrounding abandonment issues, in which the appeal was upheld. After a brief discussion, it was decided that there was nothing further for the Council to address regarding this case, and Bennett Pudlin asked that Rafie Podolsky report back to the Council in the future if there are any developments that would be of concern to the Council.

### **FINANCE COMMITTEE**

#### **1. Discussion of CHFA mobile manufactured home parks purchase program**

Bennett Pudlin reported that the Finance Committee met with CHFA and DOH on the park purchase program. Rose Holbrook distributed copies of documents which suggest that, at some point, an outline had been drafted for a park purchase pilot program under the statute. Bennett stated that this program was not officially adopted.

Rose Holbrook reported that, after a cursory review of CHFA procedures, she has determined that there are no procedures in place at this time with regards to a program for the acquisition of mobile home parks. CHFA internal staff plans to continue to meet for further discussion.

Bennett Pudlin stated that it was agreed at this meeting that the Council will review this document and determine if there's a foundation for a workable program, suggest changes, and submit to CHFA. The Finance Committee will be meeting at the conclusion of today's Council meeting for further review and discussion.

## **EDUCATION COMMITTEE**

None

## **OLD BUSINESS**

### **1. Update from Bennett Pudlin regarding the Regulations/Legislation Committee's review of the Department's Regulations pertaining to mobile home parks**

The Regulations/Legislation Committee met this morning before the regular Council meeting. The Committee is close to completing the task of a generating a list of topics that they believe the Department should put into new regulations. It has been determined that there are two main topics of concern. One is the topic of long-term leases. The second is the broader question of the Department's enforcement authority. Questions surrounding this topic are: What are the tools currently available to the Department? What is the scope of the Department's authority? Are those tools adequate and effective? After exploring these topics further, the Committee may recommend some additional regulations and/or a recommendation for a change in the statute.

The Committee will have a draft document to Council members before the October meeting. Vicky Bullock stated that they are moving in the right direction. Bennett Pudlin summarized that the goal for this Committee has been to set a clear statement and process for park residents and owners to follow in order to minimize unnecessary evictions and lawsuits. The next meeting date for the Regulations/Legislation Committee will be Thursday, September 4, 2014 at 9:00 a.m. at 165 Capitol Avenue, Harford, Connecticut in Room 117.

A discussion ensued regarding the existence of any recent DCP declaratory rulings, formal hearings, and contested hearings, other than the Shoreline Trailer Court hearing. Vicky Bullock stated that there was a formal hearing on Y & D Mobile Home Park. Bennett Pudlin requested that Vicky Bullock submit copies of the decisions on Y & D, Shoreline, and any other recent formal decisions for the Council to review at the October meeting. Rafael Podolsky will research Appellate and Supreme Court decisions on mobile home parks cases and report back to the Council.

### **2. Update regarding the revisions to the *Rights and Responsibilities of Mobile Manufactured Home Communities in Connecticut Booklet***

None

**NEW BUSINESS**

None

**TRADE PRACTICES DIVISION COMPLAINT REPORT:**

A complaint report was not provided by the Trade Practices Division for today’s meeting, although it had been requested. Vicky Bullock stated that there is an open complaint at this time and that she is working on it. Bennett Pudlin would like to formally request that a complaint report be provided for the October 15 meeting, and that it be sent out with the agenda for such meeting.

Mark Berkowitz reported that one of his residents recently made a complaint about tree-trimming. DCP inspector Keith Lombardi came out and Mark noted that he was very responsive and thorough during this inspection.

**TRADE PRACTICES DIVISION INSPECTION REPORT:**

Bennett Pudlin inquired as to whether or not DCP is on schedule with inspections. Vicky Bullock reports that additional DCP staff members have been assigned to do inspections in order to keep inspections current. Bennett requested to have an inspector present at the October 2014 or January 2015 meeting.

**COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

None

There being no further business, the Council adjourned at 10:45 A.M.

Respectfully submitted,

Karen Layman  
Advisory Council Secretary

**NEXT MEETING DATE:   OCTOBER 15, 2014  
STATE OFFICE BUILDING, 165 CAPITOL AVENUE,  
HARTFORD, CONNECTICUT, ROOM 117**